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# NEIGHBORHOOD INVENTORY AND COMMUNITY IMPROVEMENTS PROGRAM

MOUNT HOLLY, NC







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## INTRODUCTION

The City of Mount Holly has aggressively attempted to supplement a Comprehensive Planning Program with a Community Development Program that emphasizes implementation of community improvement strategies. The success of a Comprehensive Planning Program must ultimately rest in the formation of policies established by the City Council. The City Council has established broad policies to improve the community and has developed goals and specific objectives to be implemented. The results of these actions have been the implementation of a \$240,000 Community Development Block Grant Program, the re-establishment of the Mount Holly Housing Authority and the application for a \$900,000 34-unit multi-family complex, the development of 36 low to moderate income housing units under the Farmers Home 515 Program, the establishment of a Minimum Housing Code Enforcement Program and the condemnation of dilapidated housing.

To continue the implementation of the aforementioned programs and the implementation of future community improvement programs, this report will identify specific neighborhoods that represent the greatest need in terms of conservation, revitalization, and redevelopment. The appropriate information in relation to needs, available data, and deficiencies will be outlined. In addition, a strategy for community improvement will be outlined and estimated costs will be given.

It is the intent of this report to assist the City of Mount Holly to prepare the appropriate pre-applications and final applications for the Small Cities Community Development Program and to provide a plan of action so that the City may pursue additional resources to correct municipal and neighborhood resources.



Introduction

The City of Miami Beach has previously attempted to implement a Comprehensive Housing Program with a Community Development Program that would provide for the improvement of community improvement strategies. The success of a Comprehensive Housing Program has been largely determined by the success of policies established by the City Council. The City Council has established broad policies to improve the community and has developed goals and specific objectives to be implemented. The results of these actions have been the implementation of a \$10,000,000 Community Development Block Grant Program, the reorganization of the Miami Beach Housing Authority and the application for a \$500,000 to \$1,000,000 grant. The development of a plan to address income housing needs under the Federal Housing Act of 1961, the establishment of a Miami Beach Housing Code Enforcement Program and the coordination of all housing programs.

To continue the implementation of the aforementioned program and the implementation of future community improvement programs, this report will identify specific neighborhoods that represent the greatest need in terms of conservation, revitalization, and redevelopment. The appropriate information in relation to needs, available data, and deficiencies will be outlined. In addition, a strategy for community improvement will be outlined and estimated costs will be given.

It is the intent of this report to assist the City of Miami Beach to prepare the appropriate pre-application and final applications for the Small Cities Community Development Program and to provide a plan of action so that the City may become eligible to receive federal assistance in various municipal and neighborhood programs.



## PROGRAM NARRATIVE STATEMENT

The City of Mount Holly has actively sought to develop a comprehensive approach to assist in the revitalization and conservation of existing neighborhoods. The basis for developing this approach has been preparation of three planning documents -- a Land Use Survey, Land Development Plan, and a Housing Conditions Survey -- prepared by the Division of Community Assistance in 1976. The City Council has accepted these plans as working documents and has adopted the "Implementation Strategies" as policy goals to assist in revitalization and conservation of existing neighborhoods. The following are the Implementation Strategies and the status of each:

### Implementation Strategies

- 1) Acquaint the residents of Mount Holly with the present housing conditions of the city and provide information on assistance that is available for rehabilitation or home improvements.  
(Established Citizens Advisory Board and Public Meetings to explain assistance.)
- 2) Provide the necessary governmental support for qualified developers to build low and moderate income housing.  
(See Status Report.)
- 3) Establish a local housing authority to oversee the expanded options becoming available to Mount Holly residents.  
(Chartered Housing Authority -- applied for 34 family units.)
- 4) Develop an educational program on Section 8 rental subsidies designed to acquaint needy recipients with its possibilities.  
(Assisting in processing 66 family units, 38 elderly.)
- 5) Study the need and existing sites for new neighborhood parks and allocate sufficient funds to acquire the land and equip the parks.  
(Completed a Recreation Study, applied for BOR funds.)







- 6) Actively seek additional Community Development funds, part of which will be used to fund concentrated rehabilitation programs.  
(Administering a \$240,000 C. D. Program.)
- 7) Establish a code enforcement program.  
(Building Inspector hired and enforcing code.)
- 8) Establish a monitoring system to actively remove dilapidated housing through condemnation.  
(Condemnation Program is being implemented.)
- 9) Establish yearly quantifiable objectives to eradicate service facilities inadequacies.  
(Project proposed for fiscal year 78-79.)
- 10) Establish a yearly street paving goal.  
(Program implemented.)
- 11) Establish a yearly sidewalk development program.  
(Program was begun in 1978.)
- 12) Develop a comprehensive Housing Assistance Plan that would identify yearly objectives and mechanisms for obtaining available grants to upgrade existing housing deficiencies.  
(Adopted and being implemented.)
- 13) Upgrade the present Subdivision Regulations.  
(Adopted March 1978.)
- 14) Relative to additional physical planning needs of Mount Holly's continuing comprehensive program, communities services and facilities -- existing and needed -- should be examined and correlated with long-range capital budgeting.  
(Incorporated in Comprehensive Planning Program.)







The previous outlined Implementation Strategies are intended to act as the City of Mount Holly's general guidelines for maximizing the community's efforts to utilize all available resources, both public and private. The City of Mount Holly has learned from the past year's experience that a successful revitalization effort must incorporate the private sector and the public sector. This is explained in our status report. We intend to direct our Comprehensive Community Development Program to maximize the grant by revitalizing neighborhoods through housing rehabilitation, improving public facilities, clearance of dilapidated housing, and continue to encourage developers to utilize existing housing programs to construct new housing units for low to moderate income residents.

This housing has filled the void for low-cost housing for a large segment of Mount Holly's citizens and has provided the only alternative for low-cost housing to the community. Many of the owner-occupied homes have been upgraded and presently meet the existing Minimum Housing Code. Unfortunately, the effects of blight and neglect are acting as catalysts to deteriorate our specific residential areas of the City. It is the intent of this proposed Comprehensive Community Development Program to halt this trend by revitalizing and conserving these neighborhoods through improving public facilities, eliminating blighting influences, rehabilitating housing and encouraging private development for low and moderate income housing. The following identifies the program areas:

#### Program Areas

Through our public hearings, housing conditions surveys, land use surveys, and recommendations from the Housing Advisory Board, the following areas have been identified as neighborhoods that would benefit significantly from a Comprehensive Community Development Program:

Area 1 - Hawthorne - Hudson Street

Area 2 - Hill Street - Canby Street



The previous studies conducted by the City of Miami Beach and the community's efforts to utilize all available resources, both public and private. The City of Miami Beach has learned from the past year's experience that a successful revitalization effort must encompass the private sector and the public sector. This is explained in our status report. We intend to direct our Comprehensive Community Development Program to assist the growth of revitalizing neighborhoods as healthy housing, recreational, cultural, public facilities, clearance of blighted areas, and continue to encourage developers to utilize existing housing resources to construct new housing units for low to moderate income residents.



## PROBLEM/NEEDS IDENTIFICATION AND PROGRAM OBJECTIVES

The Comprehensive Community Development Program being proposed in Mount Holly covers four specific areas. These areas are characterized by blighted and deteriorating housing. The areas of concern have a high concentration of lower-income families, as well as a minority concentration exceeding 50% Black. The majority of the housing built in these areas is characterized as "mill housing". This type of housing was constructed in the 1920's and 1930's and was primarily modest two and three bedroom frame homes, averaging 900 to 1000 square feet, with some as high as 1300 to 1500 square feet. The textile mills have, in recent years, divested their interest in these homes by selling them to their employees or to landlords to be used as rental property.

This housing has filled the void for low-cost housing for a large segment of Mount Holly's citizens and has provided the only alternative for low-cost housing in the community. Many of the owner-occupied homes have been upgraded and presently meet the existing Minimum Housing Code. Unfortunately, the effects of blight and neglect are acting as catalysts to deteriorate four specific residential areas of the City. It is the intent of this proposed Comprehensive Community Development Program to halt this trend by revitalizing and conserving these neighborhoods through improving public facilities, eliminating blighting influences, rehabilitating housing and encouraging private development for low and moderate income housing. The following identifies the program areas:

### A. Program Areas

Through our public hearings, housing conditions surveys, land use surveys, and recommendations from the Citizens Advisory Board, the following areas have been identified as neighborhoods that would benefit significantly from a Comprehensive Community Development Program:

Area 1 - Hawthorne - Madora Street

Area 2 - Hill Street - Catawba Street







Area 3 - First Street - B Avenue - Noles Road - Goodson Area

\*Area 4 - River Street - Community Development Area

These areas are identified on Map 1, Location Map.

\*Presently funded for Community Development Activities, and the program requests additional funds to complete public facilities only.

#### AREA 1 - PROGRAM NEEDS AND OBJECTIVES

The Hawthorne Street - Madora Street Community Development Target Area (Area #1) comprises approximately 46 acres, almost entirely in residential use. There are two commercial uses in the area, a grocery store and taxi stand on Rankin Street. The area has a high minority concentration on Hawthorne Street and a low to moderate income concentration throughout the area.

The specific community development problems which need to be addressed are:

1. Improved Water Service - Costner Street, running east off South Hawthorne, is serviced by a two inch water line which is inadequate for this area and causes low water pressure. There have been two new homes constructed on this street utilizing Farmers Home Section 515 Program for Single Family Low and Moderate Income Families. Additional homes could be constructed if the size of the water lines were increased.

In addition, two fire hydrants are needed to service the Costner area and South Hawthorne Street. There presently are no hydrants on Costner or South Hawthorne Street. With the addition of two hydrants and a 6" water line, the existing homes would have adequate fire protection and water pressure. In addition, these facilities would encourage private developers to construct new housing for low and moderate income residents.

2. Flood and Drainage Facilities - The Hawthorne Street Area is one of the highest elevations in Mount Holly and gradually drains east to the







Catawba River. The Costner Street and Glendale Street Area is subject to periodic flooding due to the lack of adequate natural drainage and storm drains. It is proposed that storm drains be constructed to alleviate this problem on Glendale and Costner Streets running west to east on both streets. The elimination of this problem would assist in halting the spread of blight and to upgrade vacant lots that could be developed for single family residences.

In addition, the west side of South Hawthorne lacks adequate curb and gutter to handle the flow of water. The City of Mount Holly has constructed curb, gutter and sidewalks on the east side of this street and the construction of curb and gutter on the west side would assist in completing the upgrading of public facilities and would assist in encouraging redevelopment by the private sector. It is, therefore, proposed that curb and gutter be constructed from the corner of Catawba Avenue running south on the west side of South Hawthorne to the corner of Rankin Street and South Hawthorne. (See Map 2.)

3. Housing Rehabilitation and Minimum Housing Code Enforcement - There are one hundred and sixty-three (163) homes in Area #1 with approximately sixty-three (63) considered standard, by a windshield survey and a local housing conditions survey. There are twenty-three (23) homes that are dilapidated and beyond repair. Of these twenty-three (23) homes, twelve (12) are vacant. In addition, twenty-four (24) homes are in need of major repair and fifty-three (53) are in need of minor repair or winterization. (See Appendix 1 for Housing Definitions.)

The basic need of this area is to combine a comprehensive minimum housing code enforcement program with a rehabilitation grant program and a program of demolition and acquisition. In order to eliminate the effects of blight, the City of Mount Holly proposes a rehabilitation program of direct grants to owner-occupied homes in the area targeted for assistance, grants to landlords with incomes in the low-moderate income bracket, (see Low and Moderate Income Determinations, page 25), and enforcement



...The ... and ... street ... is subject  
to periodic flooding due to the lack of adequate drainage and  
storm drains. It is proposed that storm drains be constructed to allow  
water into basins on ... and ... streets to prevent  
on both streets. The elimination of this problem would assist in halting  
the spread of blight and to improve the area that could be developed  
for other family residences.

In addition, the west side of South Hawthorne lacks adequate curb and  
gutter to handle the flow of water. The City of Mount Holly has con-  
sidered curb, gutter and sidewalks on the east side of this street and  
the construction of curb and gutter on the west side would assist in  
preventing the spreading of public facilities and would assist in en-  
couraging redevelopment by the private sector. It is, therefore, pro-  
posed that curb and gutter be constructed along the corner of ...  
Avenue running south on the east side of South Hawthorne to the corner  
of ... Street and South Hawthorne. (See Map 1.)

3. Housing Rehabilitation and Minor Housing Code Enforcement - There are  
one hundred and sixty-three (163) houses in Area 11 with various  
sixty-three (63) considered substandard, by a windshield survey and a local  
housing conditions survey. There are twenty-three (23) houses that are  
blighted and beyond repair. Of these twenty-three (23) houses, twelve  
(12) are vacant. In addition, twenty-four (24) houses are in need of  
major repair and fifty-three (53) are in need of minor repair or water-  
tightening. (See Appendix I for Housing Rehabilitation.)

The basic need of this area is to obtain a comprehensive housing  
code enforcement program with a rehabilitation grant program and a pro-  
gram of demolition and rehabilitation. In order to eliminate the blight  
of blight, the City of Mount Holly proposes a rehabilitation program of  
direct grants to rehabilitated houses in the area targeted for assistance.  
Grants to landlords with income in the low-income income bracket.  
(See Low and Moderate Income Determination, page 25, and references.)



of the Minimum Housing Code. Directly related to this program will be the removal of deteriorated units through direct purchase and clearance. Currently, there are twenty-three (23) dilapidated homes eligible for this activity. The property purchased by the City will be sold to residents of the neighborhood or interested parties to be used for new housing or to adjoining property owners to increase their lot sizes. (See Map 3.)

5. Relocation - The City of Mount Holly recognizes that with the clearance of twenty-three (23) housing units, of which twelve (12) are vacant, that eleven (11) families must be relocated. The City proposed that relocation benefits be paid to residents in order to guarantee they are placed in safe, sanitary and decent housing.

#### AREA 2 - PROGRAM NEEDS AND OBJECTIVES

Area #2, the Hill Street - Catawba Target Area, comprises approximately thirty-three (33) acres entirely devoted to residential use. The area has a high minority concentration in the Alexander/Lee Street Area with a dispersed black population in the remaining sections. The area also is characterized by low to moderate income residents. This neighborhood also has two apartment buildings located on Catawba and Highland Street which are relatively new and considered in standard condition, comprising 25 units. This area is approximately two blocks from the Central Business District and one block from an old, stable residential area of Mount Holly. The areas surrounding this target area have recently had an influx of younger married couples that have purchased the older, more substantial homes and remodeled them, adding stability to the neighborhood. This influence has also entered the perimeter of the target area. Area #2 has a concentration of mill housing, but also has an equal proportion of more substantial homes that are either occupied by low income families or residents on a fixed income and are not financially able to rehabilitate their homes privately.

The specific community development problems which need to be addressed are:







1. Improved Water Service - The present water service to Area #2 is inadequate and is a main problem to conserving and revitalizing this area of Mount Holly. The existing water lines on Piedmont to Lee Street and Highland to Hill are two (2) inch lines that are old with poor flow and consequently poor water pressure. In addition, there is a need for a hydrant on the corner of Piedmont and Lee Street in order to insure adequate fire protection.

The other water deficiency is the need to improve the water service by extending a six (6) inch line from the existing hydrant at the corner of Catawba and South Lee Street to Lee Street and Piedmont Avenue. A hydrant should also be placed on the corner of Piedmont and Lee Street. A six inch line should be run from the proposed hydrant west on Piedmont Avenue to connect with the existing six inch line on Alexander. In addition, a six inch line should be extended from the corner of Hill Street down Piedmont to Highland to completely upgrade the water system. In previous years, the City has upgraded water service by installing six inch lines to the area but the side streets have remained deficient. The increased size of the water lines and hydrants will also allow the opportunity to develop new housing that fits the needs of low and moderate income families. (See Map 2.)

2. Housing Rehabilitation and Minimum Housing Code Enforcement - There are ninety-seven (97) housing units in Area #2 with approximately forty-eight (48) considered standard. Of the remaining forty-nine (49) housing units, eight (8) are considered dilapidated with forty-one (41) in need of repair or rehabilitation. The basic need of this area is to combine a comprehensive minimum housing code enforcement program with a direct grant program for rehabilitation and to initiate a demolition and acquisition program for the removal of dilapidated housing.

The qualifications for direct grants and assistance will be identical to Area #1 and will follow the Low Income Threshold Schedule as outlined in the Low and Moderate Income Determinations Section. (See Map 4.)







3. Relocation - The City of Mount Holly recognizes that, in order to reach the goal of stabilizing a neighborhood by eliminating blighting influences, it will be necessary to relocate residents that presently occupy dilapidated housing. The City proposes that relocation benefits be paid to guarantee area residents that they be placed in safe, sanitary and decent housing.

#### AREA 3 - PROGRAM NEEDS AND OBJECTIVES

Noles Road - First Street Target Area. This area has been combined from two separate areas that are within a close proximity to each other and have similar community development needs. Combined, the areas have approximately forty (40) acres of land and are primarily residential. The area has a high concentration of low income residents and is characterized by mill housing and more traditional housing from the 1940's and 1950's. Noles Road and Woodlawn Road have recently been widened and paved which has resulted in an improved highway and the removal of a bottleneck at the intersection of Noles and Woodlawn. The specific community development problems are as follows:

1. Housing Rehabilitation and Minimum Housing Code Enforcement - Housing rehabilitation remains the major community development need of this area and will have the greatest impact upon stabilizing the neighborhood. There are eighty-nine (89) housing units in this area with approximately thirty (30) in standard condition (based on a windshield survey and a random survey of the area residents by Community Development staff members). The remaining housing units have been ranked as fifty-six (56) in need of repair or rehabilitation and three (3) that are dilapidated and should be demolished. In terms of absolute numbers, it appears that this is a major redevelopment area but it should be noted that with the City's limited staff, there have been efforts to improve this area as well as the surrounding area which is actually part of this neighborhood, but does not appear on the target area maps. The performance map illustrates that through the City's efforts and private developers a number of dilapidated homes have been cleared and through the extension







of municipal services, a new subdivision with twenty-three (23) homes has been constructed utilizing Farmers Home 515 Single Family Program. In addition, eight (8) 515 homes have been constructed on Woodlawn Avenue adjacent to the target area and four (4) other homes have been constructed on either vacant lots or lots where dilapidated homes formerly existed. This new construction of homes for low to moderate income residents has greatly assisted in stabilizing the area and provided a source of housing for area residents that could not afford conventional housing. The rehabilitation of the existing homes would complete the revitalization of this section of the community and concentrated minimum housing code enforcement would complete the conservation of housing stock in this neighborhood. (See Map 5.)

2. Public Facilities - This area lacks adequate curb, gutter and sidewalk. This deficiency, if corrected, could assist in alleviating drainage problems and aid in providing safe access for pedestrian traffic. The area contiguous to the target area has sidewalks that could connect with the proposed sidewalks, thereby providing an access for the target area. This added amenity would also act as an incentive to continue to revitalization of this area with new homes. (See Map 2.)

#### AREA 4 - RIVER STREET COMMUNITY DEVELOPMENT AREA

The River Street Community Development Area was funded for \$240,000 in fiscal year 1977/1978. The basis for our three year Comprehensive Program is derived from our experience in administering this program in the River Street Area. The City has been successful in meeting the intent of the program in this area and in developing program strategies to supplement the grant's monetary assistance. It was anticipated that sidewalks and curb and gutter could be completed throughout the area, but our estimates were too low and subsequently our budgeted amounts were inadequate to complete our revitalization and neighborhood conservation efforts. It is proposed that the following specific program needs be addressed:



of municipal services, a new subdivision with twenty-three (23) homes has been constructed adjacent to the existing River Street Community Development Area. In addition, eight (8) 2 1/2 homes have been constructed on Woodman Avenue adjacent to the larger area and four (4) other homes have been constructed on either vacant lots or lots where dilapidated homes formerly existed. This new construction of homes for low to moderate income residents has greatly assisted in stabilizing the area and provided a source of housing for area residents that could not afford conventional housing. The rehabilitation of the existing homes would complete the revitalization of this section of the community and concentrated minimum housing code enforcement would complete the conservation of housing stock in this neighborhood. (See Map 2.)

2. Public Facilities - This area lacks adequate curb, gutter and sidewalks. This deficiency, if corrected, could assist in alleviating drainage problems and aid in providing safe access for pedestrian traffic. The area contiguous to the larger area has sidewalks that could connect with the proposed sidewalks, thereby providing an access for the larger area. This added amenity would also act as an incentive to continue to revitalize this area with new homes. (See Map 2.)

#### AREA A - RIVER STREET COMMUNITY DEVELOPMENT AREA

The River Street Community Development Area was funded for \$240,000 in fiscal year 1977/1978. The basis for our three year Comprehensive Program is derived from our experience in administering this program in the River Street Area. The City has been successful in meeting the intent of the program in this area and in developing program strategies to supplement the grant's monetary assistance. It was anticipated that sidewalks and curb and gutter could be completed throughout the area, but our estimates were too low and subsequently our budgeted amounts were inadequate to complete our revitalization and neighborhood conservation efforts. It is proposed that the following specific program needs be addressed:



1. Public Works - Construct an additional 6500' of curb, gutter and monolithic sidewalks on the remaining streets lacking facilities in order to reduce flooding and encourage further private development of low to moderate income housing.
2. Improve Water System - Replace an existing 1" line that presently services eleven (11) families with a 6" line to serve the eleven (11) families and also to serve an area that has been cleared of dilapidated homes. The extension of this line 750' would provide an adequate system to redevelop vacant land for low to moderate cost housing. (See Map 2.)



1. Public Works - Construction - An additional 6500' of curb, gutter and manhole  
lighting sidewalks on the remaining streets lacking facilities in order  
to reduce flooding and encourage further private development of lots to  
redevelop vacant lots for low cost housing.

2. Low Cost Water System - Replace an existing 12" line that presently ser-  
vices eleven (11) facilities with a 6" line to serve the eleven (11)  
facilities and also to serve an area that has been cleared of dilapidated  
homes. The expansion of this line 750' would provide an adequate system  
to redevelop vacant lots for low cost housing. (See Map 2.)



## PROGRAM DESIGN CRITERIA

The following program design criteria have been selected to address the needs of the Mount Holly Comprehensive Community Development Program:

Supports comprehensive neighborhood stabilization and/or revitalization in low and moderate income areas or conserves the housing supply for low and moderate income persons;

Supports the expansion of housing for low and moderate income persons;

Addresses a serious deficiency in a community's public facilities for the principal benefit of low and moderate income persons;

Benefits low and moderate income persons by removing slums or blighted conditions.

## PROPOSED PROGRAM DESCRIPTION

### Project Areas - Location and Boundaries

#### Area 1. Hawthorne/Madora Street Target Area - (See Map 1, Area 1)

This area is located in the southwest section of Mount Holly and covers the area on South Hawthorne Street to Rankin Avenue and west to the city limits adjacent to Webb Street and north to Catawba Street.

#### Area 2. Hill Street/East Catawba Street Area - (See Map 1, Area 2)

This area is located in the east section of Mount Holly with the eastern most boundary the Catawba River. It encompasses South Lee and South Alexander Street in the east with Catawba Avenue and Central Avenue acting as the northern boundary. Highland Avenue acts as the western boundary with a small portion of the target area extending west on Catawba







Street. The southern boundary consists of the rear lot lines on Piedmont Avenue.

### Area 3. Noles Road/First Street Target Area - (See Map 1, Area 3)

This target area combines two areas that are in close proximity to each other and have similar needs. Both areas are located in the northwestern section of the City with Dutchman's Creek acting as the northern boundary. The first sub-area is located just west of North Main Street to the south of Noles Road. Noles Road acts as the northern boundary with Norton Road as the western boundary, Leo Drive as the eastern boundary, and the rear property lines of Cedar Drive as the southern boundary.

The other sub-area is located at the western end of Noles Road and encompasses both sides of this road from near the intersection of North Hawthorne and Noles Road to the intersection of Goodman Road. This area also encompasses 150 yards of Woodlawn Road and all of the Goodson Street area.

### Area 4. River Street Target Area - (See Map 1, Area 4)

This area is presently a Community Development Target Area and is located in the eastern section of the City and is bounded by Charlotte Avenue (Hwy. 27) to the south and encompasses Elm Avenue, Herms Avenue, Dutch Street, North Alexander, North Lee Street, River Street, and Nassau Place.

### Program Description

The proposed Three Year Comprehensive Community Development Program addresses the needs of four areas of the City that are characterized by blighted, deteriorated housing and the lack of adequate public facilities. In addition, these four target areas represent the greatest potential for the City of Mount Holly to provide adequate housing for low and moderate income



Street. The northern boundary consists of the east lot lines on Richmond Avenue.

Area 2. North River Street Target Area - (See Map 1, Area 2)

This target area contains two areas that are in close proximity to each other and have similar needs. Both areas are located in the northeastern section of the City with Washington's Creek running along the northern boundary. The first sub-area is located just west of North Main Street to the south of Holston Road. Holston Road acts as the northern boundary with Holston Road as the western boundary. Lee Drive is the eastern boundary, and the east property lines of Cedar Drive as the southern boundary.

The other sub-area is located at the western end of Holston Road and encompasses both sides of this road from the intersection of North Hawthorne and Holston Road to the intersection of Goodman Road. This area also encompasses 150 yards of Woodlawn Road and all of the Goodman Street area.

Area 3. River Street Target Area - (See Map 1, Area 3)

This area is presently a Community Development Target Area and is located in the western section of the City and is bounded by Charlotte Avenue (Rt. 27) to the north and encompasses Elm Avenue, Holston Avenue, Oak Street, North Alexander, North Lee Street, River Street, and Main Street.

Program Description

The proposed Three Year Comprehensive Community Development Program addresses the needs of four areas of the City that are characterized by blighted, deteriorated housing and the lack of adequate public facilities. In addition, these four target areas represent the greatest potential for the City of New Orleans to provide adequate housing for low and moderate income



residents. The four target areas comprise approximately 143 acres of land in a city that has 1884 acres. In terms of actual land use, the City has less than 100 acres of vacant land in the corporate limits and a large majority of this land is either in vacant lots or is unbuildable due to being located in flood plains from the Catawba River, Dutchman's Creek or the topography is too extreme.

This lack of adequate land imposes a barrier to even moderate size development of new housing to meet the needs of low to moderate income residents within the city limits due to the scarcity of large tracts of land that have both public facilities and services. The program and projects proposed in this Comprehensive Plan intend to address this problem through the clearance and demolition of thirty-four (34) dilapidated homes in Target Areas 1, 2, and 3 (Target Area 4 will be described in the Performance Section). It is the intent of this program to resubdivide this land, where necessary, into larger residential lots and write down the cost of the cleared land and make it available for the construction of new housing to meet the needs of low to moderate income residents. The City has rezoned the area to allow multi-family housing as well as single-family homes. It is anticipated that, through demolition and acquisition, the acquired property will allow the construction of twenty-eight (28) new single-family homes or may support forty multi-family homes on scattered sites.

The acquisition and demolition of these properties will also eliminate a blighting influence from the community and through the use of relocation benefits will allow the area residents to relocate into safe, sanitary and decent housing. Twenty-two (22) families will benefit from this relocation.

The City proposes that 174 homes be provided with direct grants for rehabilitation or winterization. Through a survey of the areas, it was found that a large number of homes needed rehabilitation, but also homes that would be considered standard or meeting the minimum housing code lacked adequate winterization. It is proposed that those residents with homes that are standard and meet the minimum income levels adopted by this program (see page 26, Income Levels) be allowed to participate in this program by providing



residents. The four largest areas comprise approximately 153 acres of land in a city that has 1894 acres. In terms of actual land use, the City has less than 100 acres of vacant land in the corporate limits and a large majority of this land is either in vacant lots or is undevelopable due to being located in flood plains from the Calumet River, Hutchinson's Creek or the topography is too extreme.

This lack of adequate land imposes a barrier to even moderate size development of new housing to meet the needs of low to moderate income residents within the city limits due to the scarcity of large tracts of land that have both public facilities and services. The program and projects proposed in this Comprehensive Plan intend to address this problem through the clearance and demolition of thirty-four (34) dilapidated homes in Target Area 1, 2, and 3 (Target Area 4 will be described in the Performance Section). It is the intent of this program to rehabilitate this land, where necessary, into larger residential lots and write down the cost of the cleared land and make it available for the construction of new housing to meet the needs of low to moderate income residents. The City has reserved the sites to allow multi-family housing as well as single-family homes. It is anticipated that, through demolition and acquisition, the acquired property will allow the construction of twenty-eight (28) new single-family homes or may support forty multi-family homes on scattered sites.

The acquisition and relocation of these properties will also eliminate a blighting influence from the community and through the use of relocation benefits will allow the area residents to relocate into safe, sanitary and decent housing. Twenty-two (22) families will benefit from this relocation.

The City proposes that 174 homes be provided with direct grants for rehabilitation or winterization. Through a survey of the areas, it was found that a large number of homes needed rehabilitation, but also homes that would be considered standard or meeting the minimum housing code lacked adequate winterization. It is proposed that those residents with homes that are standard and meet the minimum factors levels adopted by this program (see page 26, Factors Levels) be allowed to participate in this program by providing



adequate insulation, storm doors and windows, caulking, and additional work to properly winterize their homes and by making the homes more energy efficient. The residents may then reduce their monthly energy bills, improving their living conditions and expanding their net income.

The installation of curb, gutter, sidewalks, storm sewers, and improving existing water service is directed specifically to improving existing neighborhoods and expanding these public facilities to areas of these target areas that are presently not serviced or inadequately serviced, therefore making them undesirable for new housing. The installation of these facilities would assist in the redevelopment of vacant property and permit the construction of new housing for low to moderate income residents.

The last major element of this program is to expand the City's Minimum Housing Code Enforcement Program. It is proposed that a concentrated Minimum Housing Code Enforcement Program be conducted in the defined Community Development Target Areas.

The code enforcement program will focus on those homes identified through a land use survey, conducted by the North Carolina Department of Natural Resources and Community Development, to be substandard and in need of repair or dilapidated and in need of clearance. An individual inspection and work write-up will be made of the 174 homes identified as in need of assistance or code enforcement. Compliance with the minimum housing code will be the basis for a comprehensive program to meet the goals and objectives of the Community Development Program.

Through the combined use of clearance, rehabilitation, improved public facilities and code enforcement, it is the intent of the program to stabilize and revitalize existing neighborhoods through conservation of existing housing stock and supplement this effort with new construction of low to moderate income housing.







## Summary of Program Description

Proposed activities for all four target areas will consist of:

1. Rehabilitation of 174 substandard housing units.
2. Acquisition and clearance of 34 dilapidated housing units.
3. Relocation
  - a. 9 homeowners
  - b. 16 tenants
4. Disposition of Acquired Property to low and moderate income persons.
5. Public Facilities:

### Area 1

2000' 6" Water Lines & Hydrants

2000' Storm Sewers

1800' L.F. Curb & Gutter

### Area 2

2000' 6" Water Lines & Hydrants

6000' Curb, Gutter, Sidewalk

### Area 3

4000' Curb, Gutter, Sidewalk

### Area 4

6500' Curb, Gutter, Sidewalk

750' 6" Water Lines & Hydrants







## IMPACT OF PROPOSED ACTIVITIES

The following is expected impact of each program activity as it relates to the stated Design Criteria.

Supports comprehensive neighborhood stabilization and/or revitalization in low and moderate income areas or conserves the housing supply for low and moderate income persons.

### IMPACT

#### Target Area 1

Within this target area, there are several existing and proposed community facilities that have a positive influence on the overall neighborhood environment.

1. Mount Holly Junior High is located directly adjacent to the target area on Catawba Avenue and offers both educational and recreational outlets.
2. Ida Rankin Elementary School is also located directly adjacent to the target area and also offers educational, recreation, and open space. Both schools comprise approximately forty (40) acres.
3. The old Rawlins School site is presently optioned by the newly formed Mount Holly Housing Authority and an application for thirty-four (34) units of family housing has been applied for utilizing Section 8 funds through the Farmers Home Administration. Site approval is expected by June 1, 1978 by Farmers Home. This project is expected to assist in stabilizing the neighborhood. (See Appendix 2 - Site Plan.)
4. The target area is located directly between two stable residential areas. The major impact of this program would remove a blighting influence on the entire section of the City and assist in stabilizing the area.



## IMPACT OF PROPOSED ACTIVITIES

The following is expected impact of each program activity as it relates to the stated Design Criteria:

Supports comprehensive neighborhood stabilization and/or revitalization in low and moderate income areas or conversely the housing supply for low and moderate income persons.

## IMPACT

### Target Area 1

Within this target area, there are several existing and proposed community facilities that have a positive influence on the overall neighborhood environment.

1. Mount Holly Junior High is located directly adjacent to the target area on Cataraugus Avenue and offers both educational and recreational facilities.

2. The Franklin Elementary School is also located directly adjacent to the target area and also offers educational, recreational, and open space. Both schools comprise approximately forty (40) acres.

3. The old Kaufman School site is presently occupied by the newly formed Mount Holly Housing Authority and an application for thirty-four (34) units of family housing has been applied for utilizing Section 8 funds through the Farmers Home Administration. Site approval is expected by June 1, 1978 by Farmers Home. This project is expected to assist in stabilizing the neighborhood. (See Appendix 1 - Site Plan.)

4. The target area is located directly between two stable residential areas. The major impact of this program would remove a blighting influence on the entire section of the City and assist in stabilizing the area.



5. The area is located within two blocks of the Central Business District and through revitalization it would conserve a neighborhood for low and moderate income residents that would be within easy access of the City's main services.

#### Target Area 2

1. In close proximity to this target area there has been significant private rehabilitation and development of diversified housing units that would have a positive impact upon the target area. The surrounding neighborhoods represent one of the oldest residential areas in the City and is presently in a transition period with a large number of elderly residents and an influx of young married couples purchasing the older homes. The young married couples are generally employed in the Charlotte or Gastonia metropolitan area and moving into Mount Holly as a matter of preference. This influx has aided in stabilizing this contiguous area.
2. The proposed activities would aid our target area in stabilizing and revitalizing this section of the community through preserving existing housing stock and making available public facilities to act as an incentive to privately develop vacant land that lacks adequate facilities.
3. This target area is only one block from Main Street and the Central Business District and the location is a positive benefit to aid the stabilization and revitalization of this area.

#### Target Area 3

Within this area are several significant factors that have had a positive influence on the overall neighborhood environment.

1. A dilapidated mobile home park was condemned and consequently the City purchased the property to be developed as a neighborhood park.







2. Eight new homes were constructed utilizing Farmers Home Section 515 Program for low to moderate income families.
3. The activities proposed would continue this revitalization effort by clearance of dilapidated structures and land resold for new low to moderate income housing. The rehabilitation of the existing structures would also act as incentive for continued revitalization.

#### Area 4

1. The proposed limited public facilities would assist in completing our first year goals under the Community Development Grant funded in fiscal year 1977/78.
2. The major impact of these activities would be to continue the present revitalization efforts that are now in progress.
3. The public facilities expansion would directly benefit eleven (11) families without adequate water service and would expand facilities to assist in developing new low and moderate income housing.

Supports the expansion of housing for low and moderate income persons.

#### IMPACT

#### Areas 1, 2, 3, 4

1. The total housing assistance needs for the City of Mount Holly, as outlined in Table II of the adopted Housing Assistance Plan (1977), is 257 units of housing principally for low and moderate income persons. The principal hurdle to meeting these assisted needs is the lack of land with available municipal services. This goal may in part be accomplished by offering certain incentives to clients and developers. This is proposed through the improvement of public facilities: i.e., water service, curb,







gutter, sidewalks, clearance of dilapidated structures and housing rehabilitation.

Most of the new housing starts for low and moderate income persons in Mount Holly have resulted due to the City's efforts to extend or improve public facilities, condemnation of dilapidated housing, clearance and rehabilitation of housing units in Community Development target areas. It is proposed that, through acquisition and relocation payments, target area residents would be eligible to qualify for home loans.

The City of Mount Holly will relocate three families in this current fiscal year in the River Street Target Area, and all three families have expressed a desire to build new housing in the area. In our proposed Three Year Comprehensive Program, it is proposed that twenty-two families be relocated and, based upon estimates of surrounding communities that have more experience in relocation, it is not unrealistic to anticipate thirteen (13) would become homeowners. The City will make every effort to relocate these residents within the existing target area in standard or new homes for low to moderate income levels.

Addresses a serious deficiency in a community's public facilities for the principal benefit of low and moderate income residents.

#### IMPACT

##### Target Areas 1, 2, 3, 4

The stabilization, conservation, and revitalization of the proposed target areas have been seriously impaired by the lack of adequate public facilities.

##### Area 1

The water service in this area is inadequate with 1" and 2" lines







serving side streets off South Hawthorne Street resulting in low water pressure, poor fire protection due to low pressure and lack of fire hydrants within 500' of homes. This deficiency also has impaired the expansion of low to moderate income housing on vacant property due to inadequate service. The area also is prone to flooding due to the lack adequate natural or municipal drainage. The area also lacks curb and gutter which would aid in alleviating drainage problems.

It is proposed in this area that water service be upgraded with 6" lines and hydrants be installed within 500' of residential areas presently not served by hydrants. In addition, it is proposed that storm sewers be installed to alleviate the present flooding problems. The installation of curb and gutter would be directly related to the installation of storm sewers and assist in improving drainage problems. The impact of these facilities would be lower fire insurance rates, incentives to redevelop vacant land for new housing for low to moderate income residents, remove the hazardous conditions of standing water caused by flooding, and an improved neighborhood environment.

## Area 2

Area 2 experiences similar deficiencies in public facilities with the exception of flooding. The water lines presently are 2" lines that are old and the flow is impeded by sediment buildup. The result is low pressure and additional tap-ons cannot be made if the vacant property were developed for housing. The area also lacks adequate fire hydrant service which is hazardous for fire protection as well as causing higher fire insurance rates. In addition, the area is within one block of the Central Business District and there aren't any connecting sidewalks or curb and gutter. To provide these facilities would aid in alleviating water service problems that have been compounded in recent years by a water shortage in dry months, by providing an adequate water supply, adequate fire hydrants for fire protection and providing access to the Central Business District through construction of sidewalks and curb and gutter. The construction of curb and gutter would also assist in alleviating drainage problems as the run off would be directed to







existing spillways for drainage.

### Area 3

Target Area 3's major deficiency is the lack of curb, gutter and sidewalk. The installation of curb and gutter would benefit the area in two ways. The first, it would improve drainage of run-off waters. The area is composed of rather steep hills with primary run-off being caught in open ditches and diverted to a small creek that runs into Dutchman's Creek. The proposed curb and gutter would assist in containing this run-off and directing it to the spillway. The second impact this installation would have is to provide adequate sidewalks, curb and gutter, that could be tied in with the existing sidewalk system on Norton Road. This would provide access to pedestrian traffic in the target area and would also assist the area in providing incentives for private development.

### Area 4

There are two major deficiencies in public facilities in this target area. The first is there is a 1" water line serving eleven families on a dead end street. The water pressure is extremely low and no hydrant is near this area. It is proposed that 750' of 6" pipe be extended to this area with a hydrant. This would alleviate the problem and also provide service to an area that is vacant and could be developed for low and moderate income housing. The installation of curb, gutter and sidewalks is a continuation of this target area's present program of installing these facilities throughout the target area. Contracts have presently been let for 1800 linear feet of curb and gutter and sidewalks for this area and it is proposed that additional assistance be granted to complete the program. This activity would also assist in improving drainage and act as an additional incentive to develop low to moderate cost housing in this area.

Benefits low and moderate income persons by removing slums or blighted conditions:







## IMPACT

### Target Areas 1, 2, 3

It is the specific intent of this program to provide the opportunity for the residents of these target areas to better themselves, their community, and their living conditions through removing slum or blighting influences via the implementation of a Comprehensive Community Development Program, e.g. Concentrated Minimum Housing Code Enforcement, Housing Rehabilitation Grants, Relocation Benefits, and Improved Public Facilities. In addition, those residents that are relocated will have the opportunity to purchase property within the area once the necessary amenities are completed.

Through this approach to Community Development, it is intended to utilize the program to stabilize and conserve the existing housing stock, eliminate blighting influences and create an environment suitable for revitalization utilizing the private sector.







## BENEFITS TO LOW AND MODERATE INCOME PERSONS

Activities described in the previous sections will directly benefit 22 families (or approximately 71 persons) of low and moderate income through the acquisition, demolition and relocation process. Families will be entitled to benefits provided under the Uniform Relocation Act which will ensure their relocating into decent, safe and sanitary housing.

Rehabilitation of 174 housing units will benefit approximately 564 low and moderate income persons through utilization of rehabilitation grants to bring the home up to the City Minimum Housing Code.

The installation of the proposed public facilities will directly benefit all the residents of the four target areas which is 413 households comprising approximately 1338 persons. The benefits of these facilities would eliminate flooding, remove areas of standing water, insure proper drainage, provide safe access areas for children and adults, and provide incentives for the private sector to develop new housing in the existing neighborhoods.

The overall effect of this program proposal would benefit the entire City by eliminating slums and blight and by stabilizing four major residential areas of the community.

The acquisition, demolition and clearance of 34 housing units that are dilapidated will assist in redeveloping the property for new homes and correct poorly platted lots with narrow lots and inadequate yard space through resub-division of the land. When this activity is coupled with relocation assistance, it will reduce a major concentration and density problem within the community.

## Low and Moderate Income Determinations

In determining the Lower Income Thresholds for eligibility of residents to participate in the proposed Community Development Program and to develop







local supporting data, the following Department of Housing and Urban Development definition of a "lower income family" and schedule of income limitations was used:

A lower income family is a family "whose income does not exceed eighty percent (80%) of the median family income of Gaston County as determined by the Secretary of H.U.D. with adjustments for smaller or larger families."

The following scale based upon the above definition and obtained from H.U.D. was used to determine which families qualify for grant assistance:

<u>NO. OF PERSONS IN HOUSEHOLD</u>	<u>LOWER INCOME THRESHOLD</u>
1 person	\$ 9,310.00
2 people	\$10,640.00
3 people	\$11,970.00
4 people	\$13,300.00
5 people	\$14,131.00
6 people	\$14,963.00
7 people	\$15,794.00
8 or more	\$16,625.00

The metropolitan low income families limits for the Charlotte-Gastonia areas as furnished by H.U.D. is \$16,625 adjusted by 80% to \$13,300. These limits will be the basis for the City of Mount Holly's determinations.

A sample survey was taken in Areas 1, 2, and 3 to determine the percent of low income residents that would benefit from the proposed Community Development Program. Area 4 was excluded because this area is presently a Community Development Target Area and all necessary documentation is on file in the 1977/78 pre-application and final application at the Area H.U.D. office.

The survey conducted requested the participant to give the size of the family and to indicate if their income was above the income limits for their family size. In Area 1, 60 homes were surveyed of the 140 housing units in



local supporting data, the following Department of Housing and Urban Development  
 was used:

A lower income family is a family whose income does not exceed eight  
 percent (8%) of the median family income of Gaston County as determined by  
 the Secretary of H.U.D. with adjustments for smaller or larger families."

The following scale based upon the above definition and released from  
 H.U.D. was used to determine which families qualify for grant assistance:

LOWER-INCOME THRESHOLD	NO. OF PERSONS IN HOUSEHOLD
\$ 2,110.00	1 person
\$10,540.00	2 people
\$11,940.00	3 people
\$13,300.00	4 people
\$14,110.00	5 people
\$14,940.00	6 people
\$15,790.00	7 people
\$16,620.00	8 or more

The metropolitan low income families list for the Charlotte-Gastonia  
 areas as furnished by H.U.D. is \$10,615 adjusted by 80% to \$13,300. These  
 limits will be the basis for the City of Mount Holly's determinations.

A sample survey was taken in Areas 1, 2, and 3 to determine the percent  
 of low income residents that would benefit from the proposed Community Develop-  
 ment Program. Area 4 was excluded because this area is presently a Community  
 Development Target Area and all necessary documentation is on file in the  
 1977-78 pre-application and final application at the Area H.U.D. office.

The survey conducted requested the participants to give the size of the  
 family and to indicate if their income was above the income limits for their  
 family size. In Area 1, 50 homes were surveyed of the 150 housing units in



the area. Of the sixty participants surveyed, all responded that their income was below the median adjusted income for their family size. This sample survey covered approximately 43% of the total area. In Area 2, the results were identical in that all respondents indicated their income levels were below the median for their family size. A 14% sample was taken of the 89 families residing in this target area. In Area 3, a 15% sample survey was taken of 86 occupied housing units and the results were identical to Areas 1 and 2.

Given the entire proposed project area designated as low to moderate income based on the survey results, it is concluded that, with minor deviation, the entire 315 families in the three target areas would be considered low and moderate income and would benefit from the proposed Community Development Activities.



the area. Of the sixty participants surveyed, all responded that their income was below the median adjusted income for their family size. The sample survey covered approximately 50% of the total area. In Area 2, the results were identical in that all respondents indicated their income levels were below the median for their family size. A 10% sample was taken of the 50 families residing in this target area. In Area 3, a 10% sample survey was taken of 50 occupied housing units and the results were identical to Areas 1 and 2.

Given the entire proposed project area designated as low to moderate income based on the survey results, it is concluded that, with minor deviation the entire 315 families in the three target areas would be considered low and moderate income and would benefit from the proposed Community Development Activities.



COST INFORMATION

PROPOSED THREE YEAR INCREMENT

1978-1979	FIRST YEAR . . . . .	.\$ 962,300
1979-1980	SECOND YEAR. . . . .	.\$ 808,300
1980-1981	THIRD YEAR . . . . .	.\$ 732,100
TOTAL PROGRAM COST . . . . .		<u>\$2,502,700</u>

Source of Funding: U. S. Department of Housing and Urban Development's  
Small Cities Metropolitan Discretionary Program,  
Comprehensive Three Year Grant.

Rehabilitative Grants	
30 Dwelling Units @ \$7500.00	\$ 225,000.00
Relocation Benefits	
1 Homeowner @ \$30,000.00	\$ 30,000.00
2 Tenants @ \$14,000.00	<u>28,000.00</u>
TOTAL	\$ 66,000.00
Public Works	
Water Improvements - 2750' - 6" Lines & Hydrants	\$ 35,000.00
Storm Sewers - 2000'	<u>52,000.00</u>
Curb and Gutter - 1000 Linear Feet	21,000.00
Curb and Gutter - Nonpaved Sidewalk	<u>97,300.00</u>
TOTAL	\$104,300.00
Planning and Management Development	
Administration	\$ 2,000.00
Contingencies	<u>15,000.00</u>
TOTAL ESTIMATED COSTS	<u>\$262,300.00</u>



COST INFORMATION

PROPOSED THREE YEAR INCREMENT

1978-1979	FIRST YEAR	\$ 262,300
1979-1980	SECOND YEAR	\$ 262,300
1980-1981	THIRD YEAR	\$ 262,300
TOTAL PROGRAM COST		\$ 786,900

Source of Funding: U. S. Department of Housing and Urban Development's  
Small Cities Metropolitan Development Program,  
Comprehensive Three Year Grant.



FIRST YEAR

<u>PROGRAM ACTIVITY</u>	<u>ESTIMATED COST OF ACTIVITY</u>
Acquisition of Real Property	
Purchase of Real Property - 23 units @ \$7500.00	\$172,500.00
Appraisals	10,000.00
Title Search	5,000.00
Deed, Condemnation, Miscellaneous	<u>4,000.00</u>
TOTAL	\$191,500.00
Clearance and Demolition	
23 Structures @ \$600.00	\$ 13,800.00
Capping Utilities, etc.	<u>1,500.00</u>
TOTAL	\$ 15,300.00
Rehabilitation Grants	
50 Housing Units @ \$7500.00	\$375,000.00
Relocation Benefits	
2 Homeowners @ \$15,000.00	\$ 30,000.00
9 Tenants @ \$4,000.00	<u>36,000.00</u>
TOTAL	\$ 66,000.00
Public Works	
Water Improvements - 2750' - 6" lines & hydrants	\$ 39,000.00
Storm Sewers - 2000'	52,000.00
Curb and Gutter - 1800 Linear Feet	21,000.00
Curb and Gutter - Monolithic Sidewalk	<u>97,500.00</u>
TOTAL	\$209,500.00
Planning and Management Development	\$ 5,000.00
Administration	75,000.00
Contingencies	<u>25,000.00</u>
TOTAL ESTIMATED COSTS	\$962,300.00







SECOND YEAR

<u>PROGRAM ACTIVITY</u>	<u>ESTIMATED COST OF ACTIVITY</u>
Acquisition of Real Property	
Purchase of Property - 8 units @ \$7500.00	\$ 60,000.00
Appraisals	4,000.00
Title Search	2,000.00
Deeds, Condemnation, Miscellaneous	<u>1,500.00</u>
TOTAL	\$ 67,000.00
Clearance and Demolition	
8 Structures @ \$600.00	\$ 4,800.00
Capping Utilities, Etc.	<u>500.00</u>
TOTAL	\$ 5,300.00
Rehabilitation Grants	
58 @ \$7500.00	\$435,000.00
Relocation Payments	
4 Homeowners @ \$15,000.00	\$ 60,000.00
4 Tenants @ \$4,000.00	<u>16,000.00</u>
TOTAL	\$ 76,000.00
Public Works	
Water Improvements - 2000' - 6" lines & hydrants	\$ 30,000.00
Curb, Gutter & Monolithic Sidewalk - 6000 linear feet	<u>90,000.00</u>
TOTAL	\$120,000.00
Planning and Management Development	\$ 5,000.00
Administration	\$ 75,000.00
Contingencies	<u>\$ 25,000.00</u>
TOTAL ESTIMATED COSTS	\$808,300.00



SECOND YEAR

ESTIMATED COST  
OF ACTIVITY

PROGRAM ACTIVITY

Acquisition of Real Property	
Purchase of Property - 8 units @ \$7500.00	\$ 60,000.00
Appraisals	4,000.00
Title Search	2,000.00
Deeds, Condemnation, Miscellaneous	1,500.00
<b>TOTAL</b>	<b>\$ 67,500.00</b>

Clearance and Demolition	
8 Structures @ \$600.00	\$ 4,800.00
Caping Utilities, Etc.	250.00
<b>TOTAL</b>	<b>\$ 5,050.00</b>

Rehabilitation Grants	
28 @ \$7500.00	\$435,000.00

Relocation Payments	
4 Homeowners @ \$15,000.00	\$ 60,000.00
4 Tenants @ \$4,000.00	16,000.00
<b>TOTAL</b>	<b>\$ 76,000.00</b>

Public Works	
Water Improvements - 2000' - 8" lines & hydrants	\$ 30,000.00
Curb, Curb & Hydraulic Sidewalk - 6000 linear feet	90,000.00
<b>TOTAL</b>	<b>\$120,000.00</b>

Planning and Management Development	
Administration	\$ 5,000.00
Contingencies	\$ 75,000.00
	<u>\$ 25,000.00</u>

<b>TOTAL ESTIMATED COSTS</b>	<b>\$808,500.00</b>
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THIRD YEAR

<u>PROGRAM ACTIVITY</u>	<u>ESTIMATED COST OF ACTIVITY</u>
Acquisition of Real Property	
Purchase of Property - 3 units @ \$7500.00	\$ 22,500.00
Appraisals	1,400.00
Title Search	650.00
Deed, Condemnation, Miscellaneous	<u>550.00</u>
TOTAL	\$ 25,100.00
Clearance and Demolition	
3 Structures @ \$600.00	\$ 1,800.00
Capping Utilities	<u>200.00</u>
TOTAL	\$ 2,000.00
Rehabilitation Grants	
66 @ \$7500.00	\$495,000.00
Relocation Payments	
3 Homeowners @ \$15,000.00	\$ 45,000.00
Public Works	
Curb, Gutter and Monolithic Sidewalk - 4000 linear feet	\$ 60,000.00
Planning and Management Development	\$ 5,000.00
Administration	\$ 75,000.00
Contingencies	<u>\$ 25,000.00</u>
TOTAL ESTIMATED COSTS	\$732,100.00







## APPENDIX 1

### HOUSING DEFINITIONS

In determining housing conditions and the number of units that would require assistance for rehabilitation or winterization, we modified the standard definitions generally employed when determining the status of the unit as either standard, eligible for rehabilitation or dilapidated. The following classifications were used.

1. Standard - Structure has only slight visible defects that could normally be corrected during the course of regular maintenance. These units also meet the Minimum Housing Code in terms of electrical, plumbing, heating, and structural conditions. This was determined by surveying the housing units that appeared in standard conditions from a windshield survey. All newer construction (last ten years) was assumed to meet minimum housing codes. In addition, a large number of homes have been remodeled in recent years and inspection records were available for plumbing, heating, and electrical. These were reviewed in order to make accurate estimates.
2. Housing Units Targeted for Rehabilitation - This category consists of two types of housing units -- those that need more than minor repair work and those that appear in standard condition but need winterization. Based on experience with the River Street Community Development Area, it is estimated that an average of all the housing units should be approximately \$1500.00 each to bring the home up to Minimum Housing Code Standards. In addition, the winterization program will provide insulation, storm doors and windows, roof vents, caulking, repair structural defects that may affect the energy efficiency of the home and underpinning, if necessary. The winterization program will also assist in repairing or replacing the heating system to insure adequate heating.



## APPENDIX I

### HOUSING DEFINITIONS

In determining housing conditions and the number of units that would require assistance for rehabilitation or winterization, we modified the standard definitions generally employed when determining the status of the unit as either standard, eligible for rehabilitation or dilapidated. The following classifications were used.

1. Standard - Structure has only slight visible defects that could normally be corrected during the course of regular maintenance. These units also meet the Minimum Housing Code in terms of electrical, plumbing, heating, and structural conditions. This was determined by surveying the housing units that appeared in standard conditions from a windshield survey. All newer construction (last ten years) was assumed to meet minimum housing codes. In addition, a large number of homes have been rehabilitated in recent years and inspection records were available for plumbing, heating, and electrical. These were reviewed in order to make accurate estimates.

2. Housing Units Targeted for Rehabilitation - This category consists of two types of housing units -- those that need more than minor repair work and those that appear in standard condition but need winterization. Based on experience with the River Street Community Development Area, it is estimated that an average of all the housing units should be approximately \$1500.00 each to bring the home up to Minimum Housing Code Standards. In addition, the winterization program will provide insulation, storm doors and windows, roof vents, caulking, repair structural defects that may affect the energy efficiency of the home and underground, if necessary. The winterization program will also assist in repairing or replacing the heating system to insure adequate heating.



3. Dilapidated - Structures that do not provide safe and adequate shelter and in their present condition endanger the health, safety or well-being of the occupants. Defects are either so critical or so widespread that the structure should be rebuilt or torn down. Examples are: holes or open cracks; rotten or loose material (siding, shingles, bricks, concrete, tile, etc.) over a large area of the foundation; sagging floors, walls, or roof; and extensive damage by storms, fire, floods, and so forth.

BUILDINGS - SCHENECTADY

1st Bldg - 4 units - 2 story - 1 a/c. - 1 kitchen  
2nd Bldg - 4 units - 2 story - 2 a/c. - 2 kitchens  
3rd Bldg - 4 units - 2 story - 1 a/c. - 1 kitchen  
4th Bldg - 4 units - 2 story - 1 a/c. - 1 kitchen

Total - 16 units

TOTAL AREA OF 1st Bldg is 10,000 sq. ft.

TOTAL AREA OF 2nd Bldg is 10,000 sq. ft.

CLINTON

AVE.

1st Bldg

SECTION 3 - BUILDINGS  
MOUNT HOLLY, N.C.







A-2 BR FLAT- 4 UNITS- 2 STORY- 1 BLDG. = 4 UNITS  
B-2 BR FLAT- 8 UNITS- 2 STORY- 2 BLDG.'S = 16 UNITS  
C-3 BR FLAT- 6 UNITS- 2 STORY- 1 BLDG. = 6 UNITS  
D-3 BR FLAT- 8 UNITS- 2 STORY- 1 BLDG. = 8 UNITS

TOTAL ... = 34 UNITS

TOTAL AREA OF SITE: 160,612 SF = 3.6 AC

TOTAL--NUMBER... PARKING SPACES: 57

SITE PLAN  
SECTION 8 HOUSING  
MOUNT HOLLY N.C.

SCALE: 1" = 100'

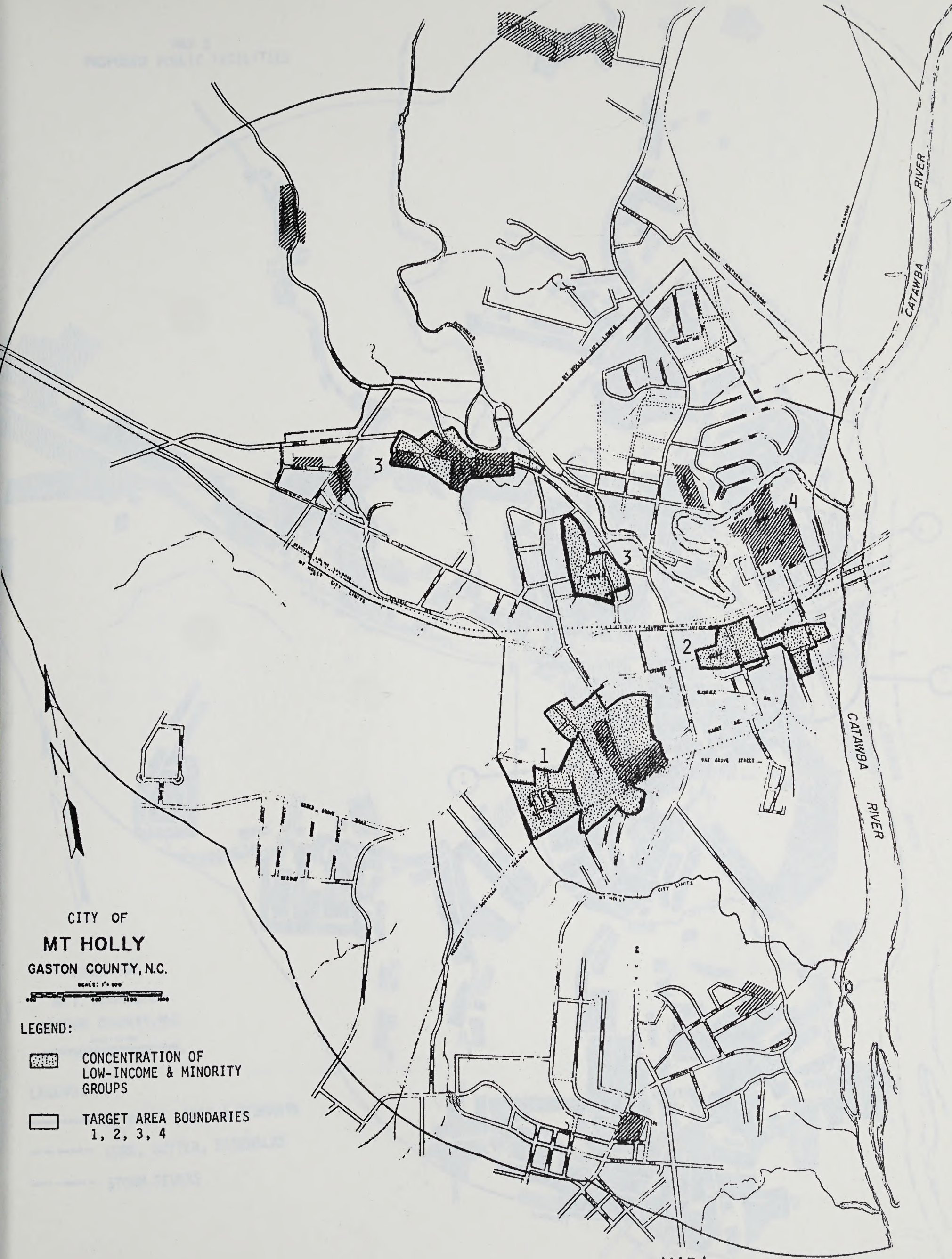


Yh... 2712  
SECTION 8 NORTH  
214  
WORTH TOWN



... 2712  
SECTION 8 NORTH  
214  
WORTH TOWN







CITY OF  
MT HOLLY  
GASTON COUNTY, N.C.

SCALE: 1" = 600'

LEGEND:

 CONCENTRATION OF  
LOW-INCOME & MINORITY  
GROUPS

 TARGET AREA BOUNDARIES  
1, 2, 3, 4





CITY OF  
MT. HOLLY  
NORTH CAROLINA

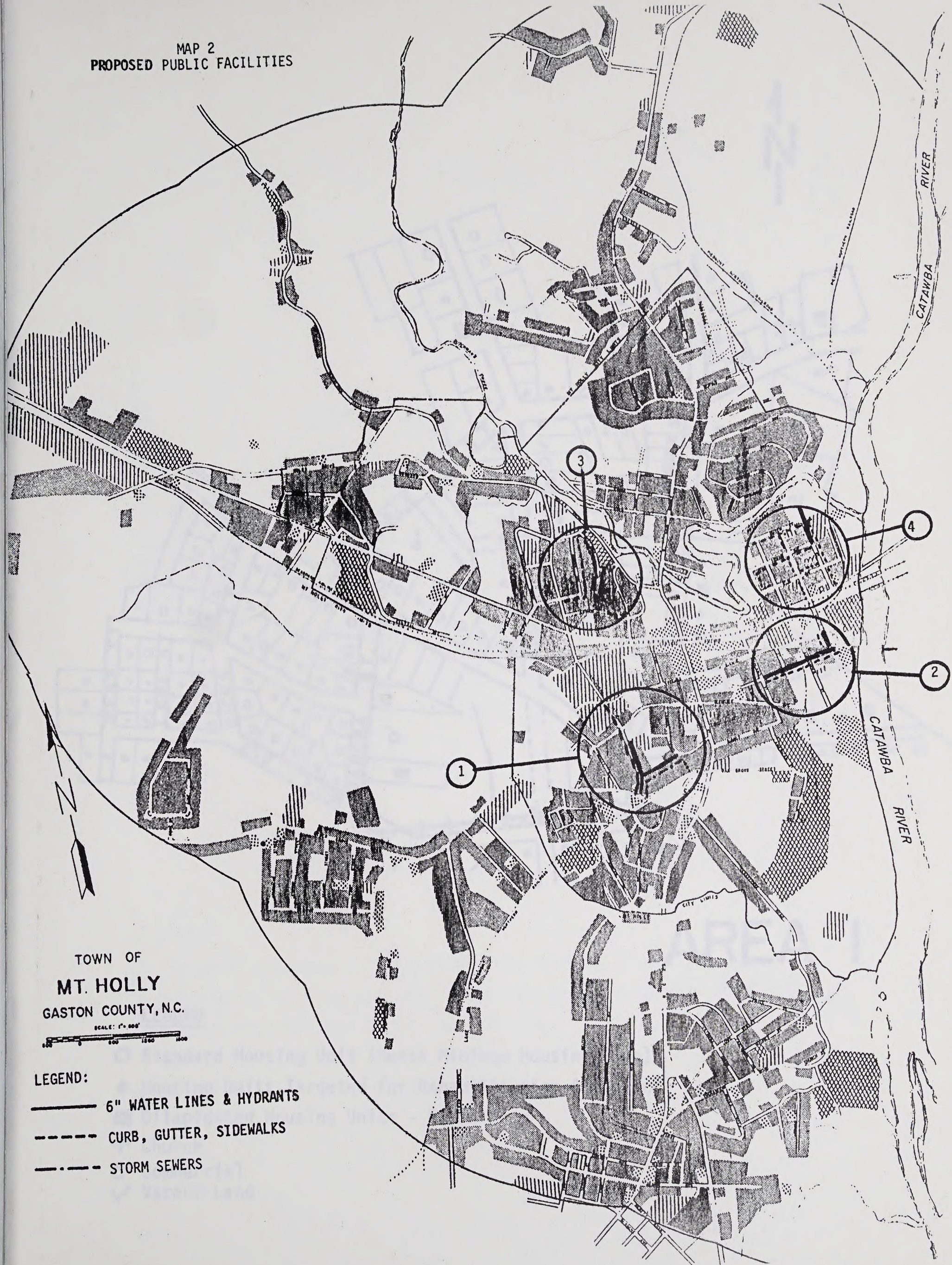
SCALE: 1" = 1/4 MILE

LEGEND:  
CONCENTRATION OF  
LOW-INCOME & MINORITY  
GROUPS  
TARGET AREA BOUNDARIES  
1, 2, 3, 4

MAP 1



MAP 2  
PROPOSED PUBLIC FACILITIES



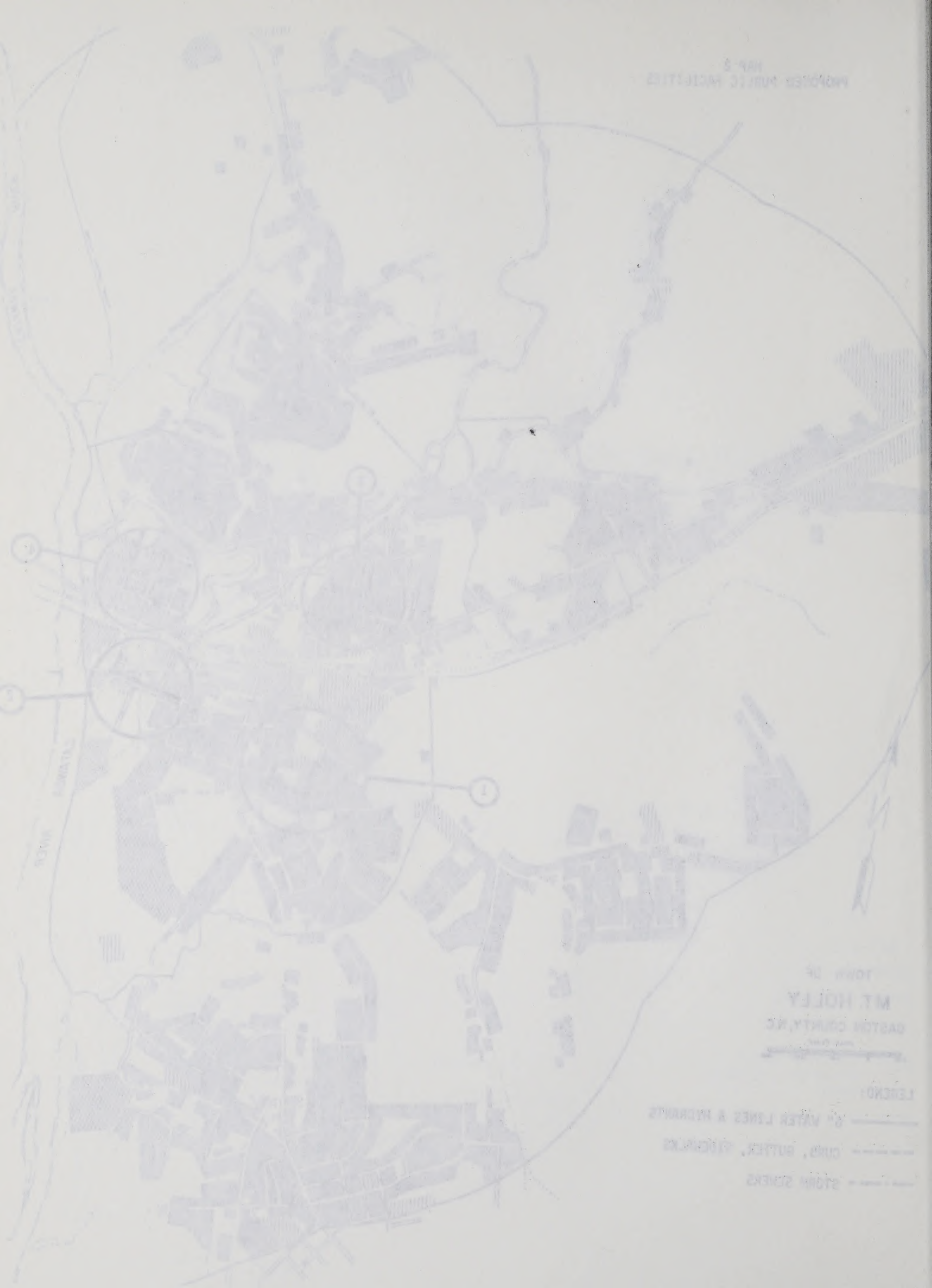
TOWN OF  
MT. HOLLY  
GASTON COUNTY, N.C.

SCALE: 1" = 800'

LEGEND:

- 6" WATER LINES & HYDRANTS
- - - CURB, GUTTER, SIDEWALKS
- . - . STORM SEWERS

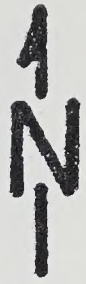




TOWN OF  
MT. HOLLY  
GASTON COUNTY, NC  
PREPARED BY  
TOWN OF MT. HOLLY

LEGEND:  
--- WATER LINES & HYDRANTS  
--- CURB, GUTTER, SIDEWALK  
--- STORM SEWERS





# AREA 1

## LEGEND

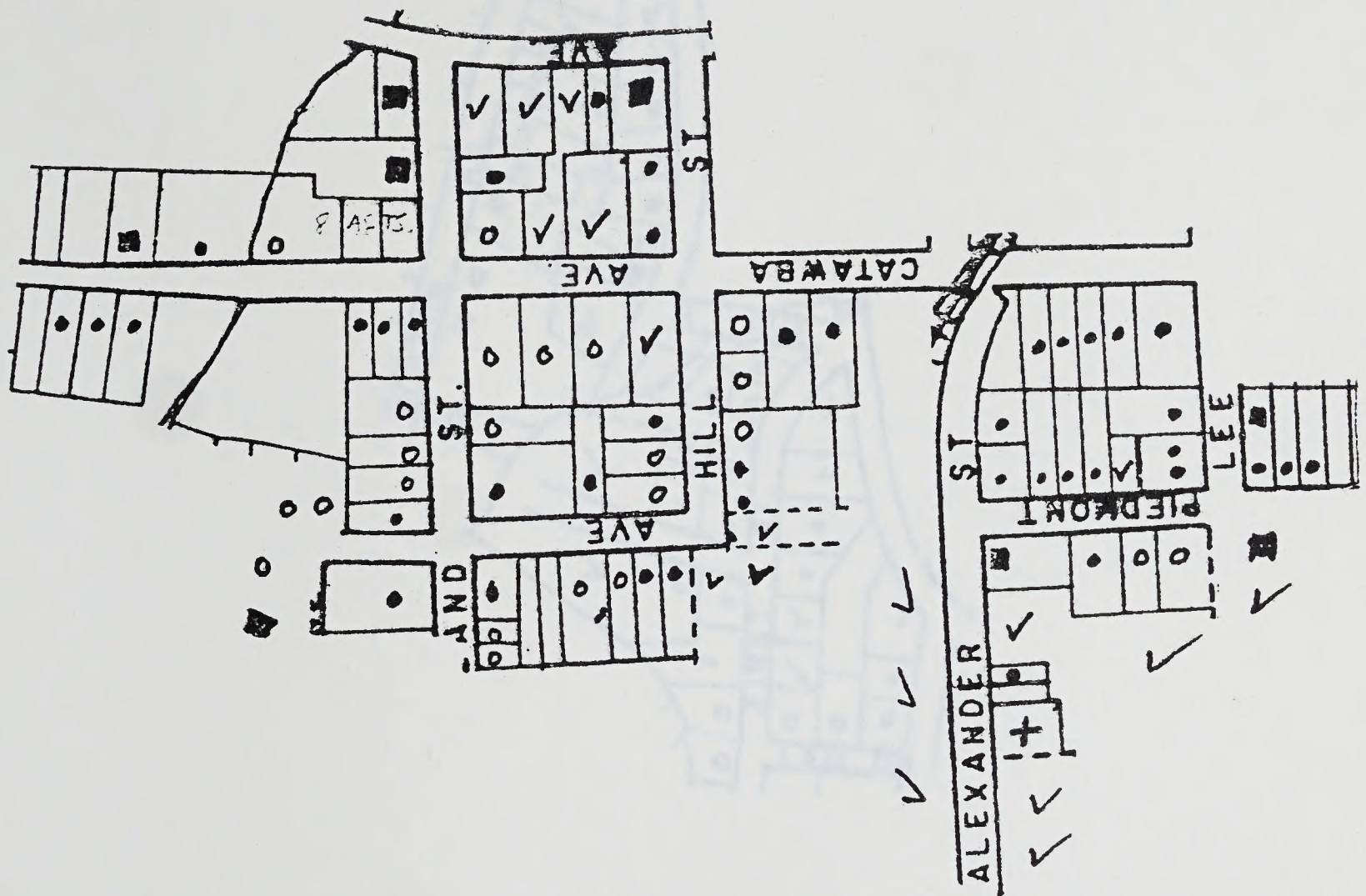
- Standard Housing Unit (Meets Minimum Housing Code)
- Housing Units Targeted for Rehabilitation Assistance
- Dilapidated Housing Units - Demolition
- + Church
- C Commercial
- ✓ Vacant Land







1  
N  
1



LEGEND

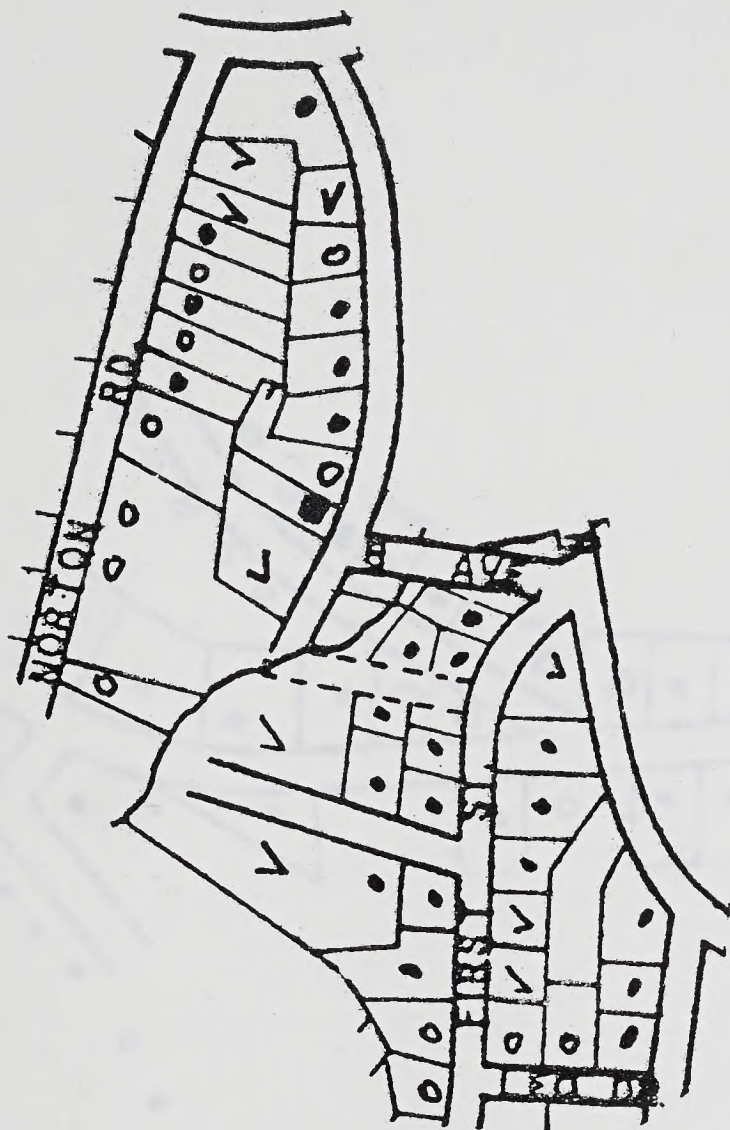
- Standard Housing Unit (Meets Minimum Housing Code)
- Housing Units Targeted for Rehabilitation Assistance
- Dilapidated Housing Units - Demolition
- † Church
- ✓ Vacant

AREA 2









## AREA 3A

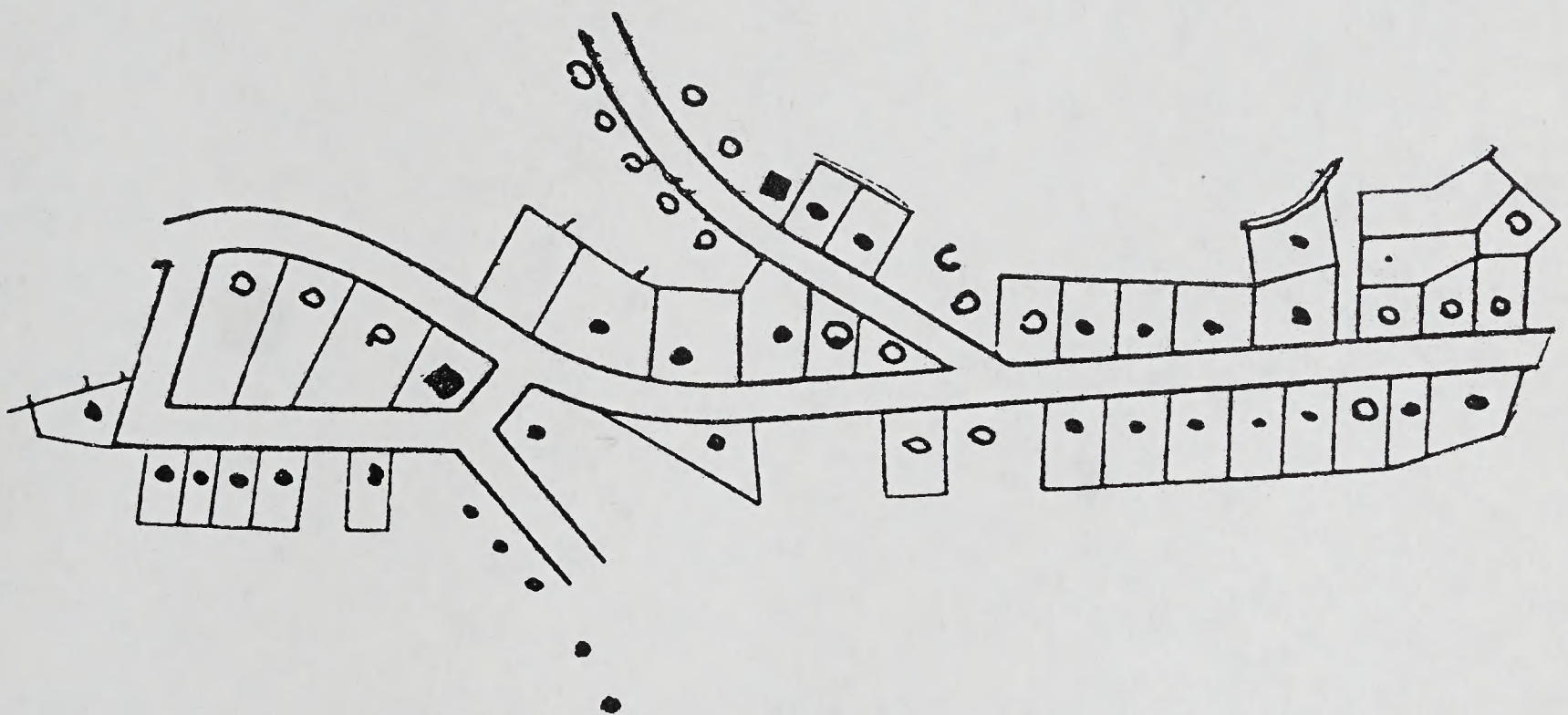
### LEGEND

- Standard Housing Unit (Meets Minimum Housing Code)
- Housing Units Targeted for Rehabilitation Assistance
- Dilapidated Housing Units - Demolition
- C Commercial
- V Vacant Land









## AREA 3B

### LEGEND

- Standard Housing Unit (Meets Minimum Housing Code)
- Housing Units Targeted for Rehabilitation Assistance
- Dilapidated Housing Units - Demolition
- C Commercial
- V Vacant Land











